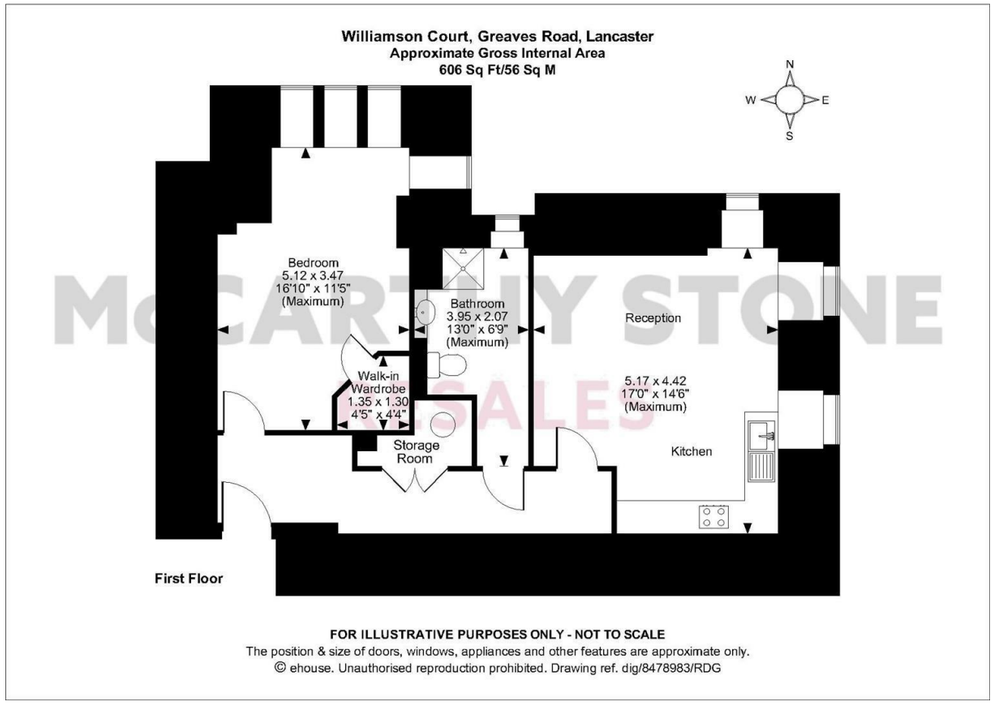
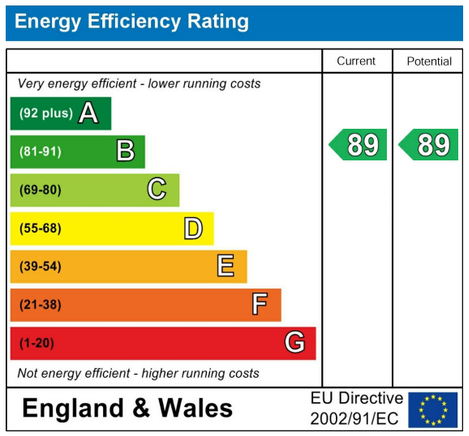
McCarthy Stone
Resales



MCCARTHY STONE
RESALES

Council Tax Band: B



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The Property Ombudsman

McCarthy Stone
Resales

23 Williamson Court

Greaves Road, Lancaster, LA1 4AR

PRICE REDUCED

PRICE REDUCTION

Asking price £125,000 Leasehold

A modern one bedroom, second floor, retirement apartment with beautiful views and lovely communal areas. This apartment has an open plan kitchen/diner. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK. New carpets throughout.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Greaves Road, Lancaster, Lancashire LA1

1 Bed | £125,000

PRICE REDUCED

Williamson Court
Williamson Court was built by McCarthy & Stone and designed specifically for assisted retirement living.
The development consists of one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, wet room with shower for ease of use, simple lever taps and slip resistant flooring.
As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. There is also a beautiful roof terrace. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements.
Williamson Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area
Located in the North West, Lancaster is conveniently situated only a couple of miles from the coast nestled between Manchester and the Lake District. Set amidst spectacular scenery, the city offers easy access to the national road network and boasts strong rail links to the rest of the country.
A farmer's market takes place every second Wednesday at Market Square and offers an array of local produce available for purchase.
Lancaster's Norman Castle watches over the city and its sturdy walls enclose both a courthouse and a prison, the latter of which was closed in 2011. Other local heritage attractions are the Priory and Parish Church, both famed for their unique architecture. Take a trip to Morecambe Bay and watch waders march up the shore or spot seals lazing in the sea. In addition to its unique wildlife, the area also boasts spectacular seascape views.

Entrance Hall
Front door with spy hole leads to the large entrance hall where there are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated in the hall. Brand new carpet fitted in September 2021. There is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and wet room. Handrail fitted in the hallway. Wall mounted electric heater.

Living room
This beautifully modern living room has large windows that allow plenty of sunlight to flood in, high quality Roman thermal blackout blind. There are TV and telephone points and a Sky/Sky+ connection point. Ceiling light, anti-slip flooring, raised electric power sockets. Open plan kitchen/diner. Wall mounted electric heater.

Kitchen
A modern fitted kitchen with a range of wall and base level units and drawers with a granite effect work surface over and under pelmet lighting. A stainless steel sink and drainer with mono lever tap. Power operated window with a high quality thermal blackout blind. Integrated appliances include a waist height oven, ceramic hob with cooker hood over and an integral fridge freezer. Non slip flooring and central ceiling spot lights.

Bedroom
The double bedroom benefits from a walk-in wardrobe housing rails and shelving. There are distant views of the Lake District from the window, the window is fitted with a high quality Roman thermal blackout blinds. Two ceiling lights, raised power points, TV and phone point and a wall mounted electric heater. Brand new high quality carpet has been fitted.

Wetroom
Fully fitted with suite comprising of level access shower, WC, vanity unit with wash basin and sensor illuminated mirror above. Shaving point, electric heated towel rail, extractor fan, emergency pull cord and anti-slip flooring.

Service Charge (Breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual service charge of £10,594.72 for financial year end 30th June 2027.

Car Parking Permit Scheme (subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum and are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information
999 years from June 2016
Ground rent: £435 per annum
Ground rent review: June 2031

Managed by: Your Life Management Services

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage